**CONSULTATION RESPONSE FORM**

|  |
| --- |
| **Consultation on planning legislation and policy for second homes and short-term holiday lets** |
| **Date:**  |
| **Name**  |       |
| **Organisation**  |       |
| **Preferred contact details** **(Email address, phone number or address)**  |       |
| **Type***(please select one from the following)* | Business | [ ]  |
|  | Local Authority / Local Planning Authority | [ ]  |
|  | Local Authority Councillor responding in a personal capacity | [ ]  |
|  | Government Agency / Other Public Sector | [ ]  |
|  | Professional Body / Interest Group | [ ]  |
|  | Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations) | [ ]  |
|  | Other groups not listed above | [ ]  |
|  | Responding in a private capacity | [ ]  |

|  |  |
| --- | --- |
| **Responses to the consultation are likely to be made public, either on the internet or in a report.  If you would prefer your response to remain anonymous please tick here.** |  |

**CONSULTATION QUESTIONS**

**Proposed amendments to the Town and Country Planning (Use Classes) Order 1987 (UCO)**

|  |  |
| --- | --- |
| **Q1** | Do you agree or disagree that amending secondary legislation as proposed would be an effective means of helping to address the impacts of second homes and short-term holiday lets that have been identified in some communities? |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q2** | Do you agree that use class C3 should be amended and new use class C5 (Secondary Homes) and use class C6 (Short-term Lets) be created? If not, please explain why.  |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q3** | Do you agree with the descriptions of the new and revised use classes? If not, please explain why.  |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q4** | Are there any scenarios whereby use as a dwellinghouse under use class C3 could become unclear? Please provide examples.  |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q5** | Would you support amending primary legislation (i.e. the TCPA 1990) for the purpose of managing second homes and short-term holiday lets? |

|  |
| --- |
|  |

**Proposed amendments to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO)**

|  |  |
| --- | --- |
| **Q6** | Do you agree the GPDO should be amended to permit changes of use set out in Table 2 if the proposed changes to the UCO are taken forward? If not, please explain why.  |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q7** | Do you agree the use of Article 4 Directions by local planning authorities provides an appropriate targeted response to a location-specific issue? If not, please explain why and/or suggest an alternative approach. |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q8** | In respect of change of use to a second home or short-term holiday let, where an Article 4 Direction is made, should applicants have a right to claim compensation if a local planning authority refuses permission or grants permission subject to conditions other than those imposed by the GPDO within the first 12 months? |

|  |
| --- |
|  |

**Proposed amendments to Planning Policy Wales**

|  |  |
| --- | --- |
| **Q9** | Do the proposed amendments to PPW make it clear that the prevalence of second homes and short-term holiday lets must be considered by local planning authorities when developing the requirement for market and affordable homes within a particular area and whether a local policy approach is required in a Local Development Plan (LDP)? |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q10** | Do the proposed amendments to PPW support the proposed amendments to the:* Town and Country Planning (Use Classes) Order 1987 (UCO); and
* Town and Country Planning (General Permitted Development) Order 1995 (GPDO)
 |

|  |
| --- |
|  |

**Consequences of the proposed changes**

|  |  |
| --- | --- |
| **Q11** | Do you consider the potential positive consequences of the proposed planning measures for the management of second homes and short-term holiday lets outweigh the potential negative consequences (or vice versa) regarding house prices and the impact on the local housing market? Please explain your response, with reference to evidence where appropriate. |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q12** | Do you have any comments or evidence about the potential consequences, both positive and / or negative, the proposed planning measures for the management of second homes and short-term holiday lets may have for local economies? |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q13** | **Applicable to local planning authorities only:**Do you consider that local planning authorities have sufficient resources to undertake an appropriate level of evidence gathering, monitoring and enforcement for the effective implementation of the proposed planning measures? Please explain your response, with reference to evidence where appropriate. |

|  |
| --- |
|  |

|  |  |
| --- | --- |
| **Q14** | **Applicable to local planning authorities only:*** What IT (back-office) system is currently used (including version number)?
* What are your contractual arrangements (i.e. costs) for making changes as a result of a Welsh Government legislative change?
* How long would it take to implement changes to your IT system?
* What is the expiration date of your current contract with your IT system supplier?
* How much staff time is required (per application) to manually enter applications into your back-office system where it cannot be automatically received?
 |

|  |
| --- |
|  |

**Welsh language considerations**

|  |  |
| --- | --- |
| **Q15** | We would like to know your views on the effects of the proposals would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated? |

|  |
| --- |
|  |

**General considerations**

|  |  |
| --- | --- |
| **Q16** | We have asked a number of specific consultation questions. If you have any related issues which we have not specifically addressed, please use the space below to raise them. |

|  |
| --- |
|  |

|  |
| --- |
|  |